

Agency Overview

The Idaho Real Estate Commission is charged with the regulation of the real estate industry. The Commission develops the education, establishes license standards, and disciplines real estate licensees. Real Estate is the largest financial investment most citizens make in their life time and the Commission is devoted to educating licensees to better serve the public and taking disciplinary action against those who take advantage of the citizens.

As a regulatory body, the role of the Commission is not to protect the industry or the profession that it regulates, nor to only protect consumers. It is not the role of regulators to be advocates for either a profession or consumers. Instead, the role the regulator is to protect the public interest.

Protecting the public interest means assuring every individual's right to justice and equal opportunity. Regulators protect the public interest when they

- deny the right to practice to the incompetent and unscrupulous;
- eliminate barriers that unreasonably limit entry into a field of practice;
- refuse to use licensing or registration laws to settle private disputes;
- refuse to use licensing or registration laws to advance the interest of private trade associations; and
- encourage free and open markets.

Therefore, the public interest demands that regulators use their best efforts to achieve impartiality.

The Commission is composed of four brokers with five years real estate experience from the four geographic areas of our state who are appointed by the Governor for four-year terms. These Commission members hold a monthly meeting to establish the policies by which the Commission operates. Members hire an Executive Director to implement the policies and oversee the administration of the Commission.

An Administrative staff of thirteen employees, composing the Information Technology Department, Administrative Department, Fiscal/Human Resource Department, Education Department, Licensing Department, & Enforcement Department, carry out the day-to-day duties of the Commission, along with the guidance and assistance of a part-time attorney who serves as the Commission members' legal advisor.

Idaho has experienced a real estate boom which has severely impacted the operation of the Commission as illustrated below by the increased numbers of licensees we serve.

Core Functions/Idaho Code

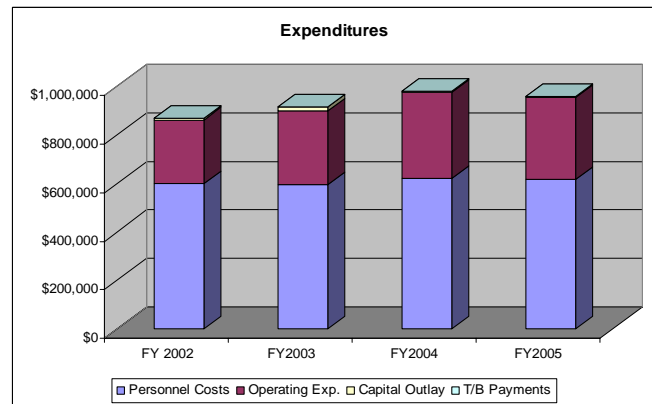
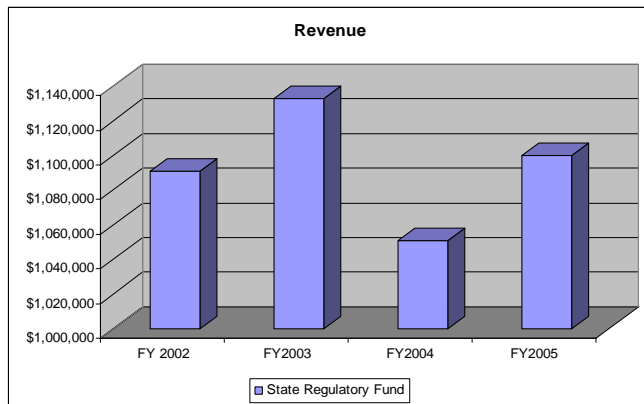
License Department – Assists in the licensing and license renewal of real estate brokers & salespersons. Chapter 20, Title 54, Idaho Code.

Education Department – Provides quality pre-license and continuing education to licensees – Chapter 20, Title 54, Idaho Code.

Enforcement Department – Regulates real estate brokerage operations & disciplines licensees for public protection – Chapter 20, Title 54, Idaho Code.

Revenue and Expenditures

Revenue	FY 2002	FY 2003	FY 2004	FY 2005
State Regulatory Fund	\$1,091,000	\$1,133,100	\$1,050,800	\$1,099,800
Total	\$1,091,000	\$1,133,100	\$1,050,800	\$1,099,800
Expenditure	FY 2002	FY 2003	FY 2004	FY 2005
Personnel Costs	\$599,100	\$592,300	\$619,600	\$615,700
Operating Expenditures	\$262,400	\$305,600	\$354,600	\$336,900
Capital Outlay	\$6,100	\$16,500	\$5,200	\$4,500
Trustee/Benefit Payments	\$0	\$0	\$0	\$0
Total	\$867,600	\$914,400	\$979,400	\$957,100



Profile of Cases Managed and/or Key Services Provided

Cases Managed and/or Key Services Provided	FY 2002	FY 2003	FY 2004	FY 2005
License Department (Increase in license numbers)				
New Licenses Issued	961/25.13%	1,192/24.04%	1,325/11.16%	1,934/45.96%
Total % Increase 106.29%				
Total License Count	6,977/5.22%	7,391/5.93%	8,110/9.73%	9,248/14.03%
Total % Increase 34.91%				
Enforcement Department (Disciplinary actions taken)				
New Complaints Opened	250	339	484	288
Complaints Dismissed	89	66	64	73
Disciplinary Actions	161	273	420	215

Performance Highlights

The Idaho Real Estate Commission is dedicated to serving the public and our licensees to the best of our ability. In the past two years we have reduced the license application and the license fees, from \$200 to the current \$160.

We are proud to report that the Commission was one of the first agencies to implement an on-line license renewal service for the convenience of our licensees, who typically do not work the usual 8-5 work day. In order to accommodate this transition, we were required to change our license law as well as establish a 'certification' process whereby the licensee could 'certify' they had met the Continuing Education requirements necessary to renew their license.

In order to assure that the licensee complied with the CE requirements, we established a CE Audit process which has been enormously time consuming but we feel it has been an excellent education tool to reach the licensee we serve. Our on-line license renewals have averaged over 50% of total renewals for the past three years.

For More Information Contact

Donna M. Jones, Executive Director
Real Estate Commission
633 N 4th
PO Box 83720
Boise, ID 83720-0077
Phone: (208) 334-3285 Extension 232
E-mail: donna.jones@irec.idaho.gov